

DRAFT

ITEM #4

P.C. MEETING: 04/24/03

PUBLIC HEARING

COMMUNITY: Fontana/Supervisory District 2
APPLICANT: CGC Ontario, LLC (Catellus)
PROPOSAL: A) General Plan Land Use District Amendment from Regional Industrial (IR) to Kaiser Commerce Center Specific Plan (KC/SP) on 62.5 acres;
B) Revision to Kaiser Commerce Center Specific Plan to:
1) Add 62.5 gross acres (50.2 net) for a total of 468± acres.
2) Add 5,076,970 sq. ft. for a total of 10,628,615 sq. ft. of Industrial building.
3) Modify parking standards for large scale industrial uses.
4) Modify sign standards to allow median monument signs.
5) Update Specific Plan text and graphics.
C) Adopt EIR Addendum
LOCATION: I-10 North side to Napa Street, extending between and 645' East of Etiwanda Avenue to Mulberry Avenue.
REP('S): Hogle-Ireland, Inc.
STAFF: J.P. McGuckian

Chairman Laning stated for the record that he was stepping down due to a potential conflict of interest, and that he was handing over the Chairman duties for this item to Vice-Chairman Dowling.

J. Patrick McGuckian, Planner, presented the staff report, which is on file with the Land Use Services Department, Current Planning Division. He discussed the proposal to modify the parking standards relating to the project.

Commissioner Cramer questioned the previous truck stop, and the previous traffic impact studies. Mr. McGuckian discussed the original proposal and the deletion of the truck stop in Amendment #1, the initial Environmental Impact Report (EIR), the original traffic studies, the current proposal, and the addendum to the EIR.

Commissioner Dowling questioned the sloping berm and landscaping on Valley Blvd. Mr. McGuckian discussed the landscaping of the area on the eastern bank.

Commissioner Kwappenberg questioned the traffic issues. Mr. McGuckian discussed the elevation of traffic congestion and truck traffic of the area, the realignment of Valley Blvd., and the new on/off ramp at Valley Blvd.

Ms. Julie Rynerson, Current Planning Division Chief, clarified to the Commission the landscaping of the area, and the areas that are on slag and the fact that they do not support landscaping, and therefore use alternative methods of landscaping.

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PUBLIC TESTIMONY

The following people testified on the proposal:

- Pamela Steele, Applicant Representative, Hogle-Ireland, Inc. (In Favor)
- Larry Cochran, Kaiser Commerce Center, (In Favor) (Did not Speak)

Ms. Pamela Steele stated she is with Hogle-Ireland, Inc., and representing CCG Ontario on the project. She stated Larry Cochran from Catellus, Carl Winter from LSA who prepared the initial study and addendum, and Kevin Fintcher who prepared the TIA, were in the audience for any technical questions. She discussed the status of the site, relating to buildings that were constructed and in operation, and buildings that were under construction. She discussed the landscaping and the location. She discussed the northwest slope on Valley Blvd., which is a current landfill, and not part of the addendum, pulling the slope back and capping the slope, landscaping and time frame. She discussed the capping process of the landfill.

There being no one else in the audience to speak on this item, Vice-Chairman Dowling closed the public testimony.

DISCUSSION

Commissioner Kwappenberg motioned to Adopt the Addendum, Adopt the revised Facts, Findings and Statement of Overriding Considerations, Adopt the General Plan Land Use District Amendment, Adopt an Ordinance to Amend the Kaiser Commerce Center Specific Plan, Adopt the Mitigation Monitoring and Reporting Program, Adopt the Findings, and File a Notice of Determination.

Commissioner Cramer seconded the motion.

Robin Cochran, Deputy County Counsel, stated for the record that the motion is a recommendation to the Board of Supervisors.

COMMISSION ACTION

RECOMMEND that the Board of Supervisors:

1. **ADOPT** the Addendum to the previously certified Kaiser Commerce Center Specific Plan Final Environmental Impact Report, (Dated: February, 1999 - SCH#97091010 - Certified on April 13, 1999) based upon an initial study;
2. **ADOPT** the revised Facts, Findings, and Statement of Overriding Considerations;
3. **ADOPT** the General Plan Land Use District Amendment from IR (Regional Industrial) to KC/SP (Kaiser Commerce Center Specific Plan) on 62.5 acres;
4. **ADOPT** an ordinance to amend the Kaiser Commerce Center Specific Plan to include an additional 62.5 acres for a total area of 468 acres for commercial and industrial uses, and other revisions as proposed;
5. **ADOPT** the Mitigated Monitoring and Reporting Program (Revised April 2003);

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6. **ADOPT** the Findings, as contained in the staff report;
7. **FILE** a Notice of Determination.

MOTION: KWAPPENBERG SECOND: CRAMER

AYES: Brown, Dowling, Kwappenberg

NOES: None

ABSENT: Laning

ABSTAIN: None